#### AGENDA BOARD OF SELECTMEN June 28, 2011 7:00 p.m. Town Building

Swearing in of new Police Chief William Bosworth Public Input Chairman's Comments Town Administrator's Report Meeting Minutes Visitors

7:15 p.m. Sign bonds for Flagg Hill borrowing – Treasurer-Collector

#### **Discussion/Action**

Annual appointments of call firefighters and Emergency Management Officer Approval of FY 2012 dispatcher, firefighter, and police contracts Re-issuing of Nov 2009 letter of support for Plantation II and Pilot Grove II projects Approval of new date for ALS Positive Spin charity bike ride Report on MMA Selectmen's Conference

#### Liaison Reports

#### Correspondence

**Executive Session**, for the purpose of discussing fire chief contract negotiations, per MGL C.39, s.23b.

#### Adjournment

Posted 6/24/11

#### Correspondence

#### Town:

MAGIC Suburban Mobility Transit Working group 6/6/11 meeting notes, rec'd 6/12 Lower Village Sub-committee final report, dated 5/11/11, rec'd 6/13 CC of Acton Selectmen's request to Boston MPO on including rail trails in Long Range Transportation Plan, rec'd 6/15

Request from Stow Community Housing Corp for updated letter on Plantation support, rec'd 6/16 Letter of interest in Historical Commission vacancy, rec'd 6/17

Mass Taxpayers Foundation report, rec'd 6/17

Agricultural Preservation Restriction for Al Tyler's APR from Ag Committee, rec'd 6/17 Letter of resignation from SpringFest Planning Committee, rec'd 6/23

Notice of property foreclosure from Treasurer-Collector, rec'd 6/24

#### General:

City and Town newsletter from Div of Local Services, rec'd 6/16 Baystate Roads Program technical note 59, rec'd 6/20

# MEMORANDUM OF AGREEMENT BETWEEN TOWN OF STOW AND STOW DISPATCHER UNIT LOCAL 206A MASSACHUSETTS COALITION OF POLICE, AFL-CIO

For good and valuable consideration, each to the other given, the Town of Stow and Stow Dispatcher Unit Local 206A Massachusetts Coalition Of Police, AFL-CIO hereby agree to the following amendment to their existing collective bargaining agreement effective July 1, 2011 through June 30, 2012 in the following respects only.

The parties do hereby agree to the following revisions/amendments/modifications to the Collective Bargaining Agreement, which expires on June 30, 2012.

#### **ARTICLE XIX WAGES**

Step 2

Step 1

Effective July 1, 2011 there shall be a one (1%) percent across the board wage increase for all employees for the period July 1, 2011 through June 30, 2012. The following table reflects the new wage schedule.

Effective July 1, 2011 - June 30, 2012 1 % COLA Increase

Step 4

Step 5

Step 3

\$17.91	\$18.41	\$19.26	\$19.78	\$20.38	
		******	*		
IN WITNESS	WHEREOF, this A	greement has been	executed this 28 <sup>th</sup>	day of June 2011.	
TOWN OF STOW BOARD OF SELECTMEN		MASSA	STOW DISPATCHER UNIT LOCAL 206A MASSACHUSETTS COALITION OF POLICE, AFL-CIO		

#### MEMORANDUM OF AGREEMENT BETWEEN

# TOWN OF STOW, MASSACHUSETTS AND PROFESSIONAL FIREFIGHTERS ASSOCIATION, LOCAL 3262 INTERNATIONAL ASSOCIATION OF FIREFIGHTERS, AFL-CIO

For good and valuable consideration, each to the other given, the Town of Stow and The Stow Professional Firefighters Association, Local 3262, International Association of Firefighters, AFL-CIO, hereby agree to the following amendment to their existing collective bargaining agreement effective July 1, 2011 through June 30, 2012 in the following respects only.

The parties do hereby agree to the following revisions/amendments/modifications to the Collective Bargaining Agreement, which expires on June 30, 2012.

#### **ARTICLE XVI WAGES AND STIPENDS**

Effective July 1, 2011 there shall be a one (1%) percent across the board wage increase for all employees for the period July 1, 2011 through June 30, 2012. The following table reflects the new wage schedule.

Effective July 1, 2011 - June 30, 2012 1 % COLA Increase

FIREFIGHTER/EMT					
Min	Step 1	Step 2	Step 3	Step 4	
\$19.82	\$20.63	\$21.48	\$22.31	\$23.22	
		CAPTAIN			
Min	Step 1	Step 2	Step 3	Step 4	
\$22.22	\$23.11	\$24.04	\$24.98	\$26.00	
		******	*		

IN WITNESS WHEREOF, this Agreement has been executed this 28<sup>th</sup> day of June 2011.

TOWN OF STOW BOARD OF SELECTMEN	PROFESSIONAL FIREFIGHTERS ASSOCIATION, LOCAL 3262 INTERNATIONAL ASSOCIATION OF FIREFIGHTERS, AFL-CIO

# MEMORANDUM OF AGREEMENT BETWEEN TOWN OF STOW AND STOW POLICE UNIT LOCAL 206 MASSACHUSETTS COALITION OF POLICE, AFL-CIO

For good and valuable consideration, each to the other given, the Town of Stow and Stow Police Unit Local 206 Massachusetts Coalition Of Police, AFL-CIO hereby agree to the following amendment to their existing collective bargaining agreement effective July 1, 2011 through June 30, 2012 in the following respects only.

The parties do hereby agree to the following revisions/amendments/modifications to the Collective Bargaining Agreement, which expires on June 30, 2012.

#### **ARTICLE XXIII WAGES**

Effective July 1, 2011 there shall be a one (1%) percent across the board wage increase for all employees for the period July 1, 2011 through June 30, 2012. The following table reflects the new wage schedule.

#### Effective July 1, 2011 - June 30, 2012 1 % COLA Increase

Step 1	Step 2	Step 3	Step 4	Step 5
\$45,999	\$47,852	\$49,696	\$51,549	\$53,391

\*\*\*\*\*\*

IN WITNESS WHEREOF, this Agreement has been executed this 28<sup>th</sup> day of June 2011.

TOWN OF STOW BOARD OF SELECTMEN	STOW POLICE UNIT LOCAL 206 MASSACHUSETTS COALITION OF POLICE, AFL-CIO

#### Stow Selectmen's Office

Kristen Domurad [planning2@stow-ma.gov] From:

Sent: Thursday, June 16, 2011 10:54 AM

Deb Seith; Susan McClaughlin; Bill Wrigley To:

Cc: Karen Kelleher

Subject: FW: Re-dating town letter for Plantation Apartments II

Nina has asked for the following letters (see attached) to be emailed back her with more current dates for their re-submittal. She indicated that your signatures would be fine if you cannot get the entire Board's signatures.

You can either send them back to me or just forward them to her directly.

Thank you, Kristen

Administrative Assistant Planning Department Town of Stow 380 Great Road Stow, MA 01775 978-897-5098 978-897-2321

www.Stow-ma.gov

----Original Message----

From: Nina Schwarzschild [mailto:nschwarzschild@comcast.net]

Sent: Thursday, June 16, 2011 10:31 AM

To: planning2@stow-ma.gov

**Subject:** FW: Re-dating town letter for Plantation Apartments II

Nina Schwarzschild 28 Camp Street Cambridge, MA 02140 (t) 617-945-3222 (f) 617-945-3221

(c) 617-947-0587

(e) nschwarzschild@comcast.net

From: Nina Schwarzschild [mailto:nschwarzschild@comcast.net]

**Sent:** Wednesday, June 15, 2011 5:06 PM

To: 'Karen Kelleher'

Subject: RE: Re-dating town letter for Plantation Apartments II

Thanks Karen. That is wonderful and SO VERY SPEEDY! I do not need the original. HUD is doing everything electronically.

Would you be able to facilitate in having the other letters re-dated or can you let me know who I should be in touch with about that? Thanks.

Nina Schwarzschild 28 Camp Street Cambridge, MA 02140 (t) 617-945-3222 (f) 617-945-3221 (c) 617-947-0587 (e) nschwarzschild@comcast.net

**From:** Karen Kelleher [mailto:planning@stow-ma.gov]

**Sent:** Wednesday, June 15, 2011 4:59 PM

To: Nina Schwarzschild

Subject: RE: Re-dating town letter for Plantation Apartments II

Hi Nina.

New form with Signature attached. Do you need me to mail the Original?

Karen Kelleher Planning Coordinator Town of Stow 380 Great Road Stow, MA 01775 978-897-5098 978-897-2321 (Fax) www.stow-ma.gov

----Original Message----

From: Nina Schwarzschild [mailto:nschwarzschild@comcast.net]

**Sent:** Wednesday, June 15, 2011 11:14 AM

To: Kelleher, Karen

Subject: Re-dating town letter for Plantation Apartments II

Hi Karen,

I realized that I needed to ask you about re-dating the town letters for Plantation Apartments II for our HUD application. Would you be able to have new dates put onto these? I need to submit on June 21. Sorry for the late request. I am also attaching the new HUD form (same as before but they have a new date on it.)

Thanks very much, Nina

Nina Schwarzschild 28 Camp Street Cambridge, MA 02140 (t) 617-945-3222 (f) 617-945-3221 (c) 617-947-0587

(e) nschwarzschild@comcast.net

### Certific প্রশাস্থা প্রতিষ্ঠাত প্রশাস্থা প্রতিষ্ঠাত বিশাস্থা প্রতিষ্ঠাত বিশাস্থা প্রতিষ্ঠাত বিশাস্থা প্রতিষ্ঠাত বিশাস্থা প্রতিষ্ঠাত বিশাস্থা বিশাস্

U.S. Department of Housing and Urban Development

DUNS 108861832

l certify that the proposed activities projects in the	application are consisted with the jurisdiction's current, approved Consolidated Plan
Hype or clearly print the following information:)	

Apoucam Name	Stow Elderly Housing Corporation
Project Name	Plantation Apartments II Supportive Housing
Location of the Project.	Johnston Way, Stow, MA 01775
Name of the Federal Program to which the applicant is applying	HUD Section 202 Supportive Housing for the Elderly
Name of Certifying Jarisdiction	Town of Stow, Massachusetts
Certifying Official of the Jurisdiction Name	Karen Kelleher
Tuic	Planning Coordinator
Signature	
Date:	

Page 1 of 5 form **HUD-2991** (3/98)



## Town of Stow PLANNING BOARD

380 Great Road Stow, Massachusetts 01775 -9781897-5098 FAX (978) 897-2321

November 2, 2009

Stow Elderly Housing Corporation 22 Johnston Way Stow, MA 01775

To Whom It May Concern:

The proposed project. Plantation Apartments II, to be located at 252 Great Road and Johnston Way adjacent to Plantation Apartments in Stow. Massachusetts, addresses the following housing needs as stated in Stow's Housing Plan entitled "Housing Choice. A Housing Plan for Stow Massachusetts".

- Stow's housing stock is strikingly uniform. In hearly all cases, new homes built in Stow
  consist of large, architecturally homogenous single-family residences on large house
  lots.
- Homes in Stow are unaffordable to 45% of its own households, 56% of the region's, and 71% of households throughout the Boston metropolitan area.
- There is a severe shortage of rental housing in Stow and neighboring communities, and virtually no housing accessible to persons with disabilities.

The proposed project is in keeping with the follow strategy listed in the Housing Plan:

Housing Partnership should work with SCHC to develop HUD-202 elderly rental housing.
 Consider existing town-owned land or parcels acquired with CPA revenue.

Additionally, the project also addresses the following needs that are identified in this community's Master Plan:

- Affordable elderly housing.
- Congregate housing for the elderly, the handicapped, single mothers or fathers, or other special needs groups (Section 4.10.1 of the Master Plan)
- Affordable non-profit nursing and home care service.

Both the Master Plan and Housing Production Plan found that the existing elder housing development has a long waiting list and doesn't meet the needs of many Stow seniors

The proposed project is also in keeping with the following goal and strategies listed in Stow's Draft update to the Housing Plan:

#### Goal

 Because of the aging of Stow's population very limited amount of handicapped accessible units, numbers of disabled residents, and extremely limited supply of units with supportive services, this Plan suggests that at least 10% of all affordable units produced as a result of the town's housing strategies be handicapped accessible and/or include supportive services.

#### Strategy

- Expansion of Plantation Apartments for supportive rental housing (30 units)
- Adaptive reuse of Whitney Nursing facility senior rental housing with some supportive services (12 units)

Sincerely.

Karen Kelleher

Planning Coordinator



## Town of Stow PLANNING BOARD

380 Great Road Stow, Massachusetts 01775 (978) 897-5098 EAX (978) 897-2321

November 10, 2009

Stow Elderly Housing Corporation 22 Johnston Way Stow, MA 01775

To Whom It May Concern:

The Stow Planning Board is pleased to express our support for Stow Elderly Housing Corporation's proposal to construct 37 units of supportive housing adjacent to Plantation Apartments. This proposal fills an immediate need to provide affordable elderly housing and elder services. In the past Stow has relied on two rest homes to provide affordable elderly housing and elder services, both of which have closed.

Plantation Apartments has been, and continues to be, a great asset to our community, providing much needed affordable housing for our seniors. The idea of providing the next step in the continuum of care in affordable housing for our seniors who can no longer live independently has tremendous merit.

At the October 19, 2009 Special Town Meeting, voters showed support for this proposal by voting to appropriate a sum of \$1.750,000.00 from Community Preservation Fund reserves to be expended under the direction of the Community Preservation Committee, consistent with the Community Preservation Act and the October 19, 2009 Special Town Meeting action, for the purpose of purchasing land and developing supportive housing units next to Piantation Apartments and for the expansion of Pilot Grove Apartments.

As you know, the expansion of both Plantation Apartments and Pilot Grove Apartments is in compliance with the goals expressed in both the Master Plan and the Housing Plan, so we want to thank you for pursuing this proposal.

pursuing this proposal.	and the Flodding Flant, so we want to thank you for
You have our full support, and encouragement.	

Stow Planning Board

Kathleen Willis, Chairman Ernest Dood Stephen Quinn

Leonard Golder Lori Clark

Sincerely,

### Certificamedialy brusing 6 meritine acy with the Consolidated Plan

U.S. Department of Housing and Urban Development

I certify that the proposed activities projects in the application are a neistent with the jurisdiction's current, approved Consolidated Plan

DUNS 108861832

(Type or clearly print the following information)			
Applicant Name.	Stow Elderly Housing Corporation		
Project Name	Plantation Apartments Il Supportive Housing		
Location of the Project	Johnston Way, Stow, MA 01775		
Name of the Federal Program to which the applicant is applying	HUD Section 202 Supportive Housing for the Elderiy		
Name of Certifying Jurisdiction	Town of Stow, Massachusetts		
Certifying Official of the hirosoletion Name:	Karen Kelleher		
Title	Planning Coordinator		
Signature:			
Date			

Page for a



### Town of Stow **BOARD OF SELECTMEN**

Stow Town Building
380 Great Road
Stow, Massachusetts 01775
(978) 897-4515 selectmen@stow-ma.gov Fax (978) 897-4631

November 5, 2009

Stow Elderly Housing Corporation 22 Johnston Way Stow, MA 01775

To Whom It May Concern:

The Stow Selectmen are pleased to express their enthusiastic support for Stow Elderly Housing Corporation (SEHC) in its plan to develop housing for very low-income elderly in the proposed Plantation Apartments II in Stow, Massachusetts, consisting of 37 units of supportive housing. We are in favor of affordable housing for Stow. We specifically endorse supportive housing because we are aware that Stow used to have 2 rest homes providing just that kind of care and that there is a dire need for affordable elderly housing and elder services in this area. Furthermore we endorse your project because the SEHC has such a long and successful record of providing good, affordable housing to our elderly population. Everybody in town knows people who have utilized Plantation Apartments in their sunset years, and they have all had a positive experience.

The Stow Selectmen have enjoyed a long-standing collaborative relationship with SEHC. We are pleased that SEHC has coordinated their HUD funding application with discussions involving the Stow Selectmen. Doing so will enable a complementary and effective partnership to continue between our organizations and allow us to achieve our mutual goal of providing supportive services to the residents of Plantation Apartments II on a consistent, long-term basis.

The Stow Selectmen look forward to the periodic meetings during the development phase to keep us informed of the project's progress and to receive feedback from us. We are pleased to work in coordination with SEHC in developing a comprehensive and holistic approach to providing affordable housing and supportive services to the community's elders, and we heartily endorse SEHC in its efforts.

We hope you will be able to obtain funding soon, as the need is immediate.

Sincerely,

Steve Dungan, Chairman Stow Board of Selectmen



### CONTROL VIEW PRESERVATION COMMITTEE

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STANDARD CORRESPONDED

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#### Article 4. Plantation Apartments Supportive Housing and Pilot Grove Expansion

Stow Elderly Housing Corporation

DUNS 108861832

To see of the Town will vote to appropriate and transfer a sum of One Million Four Hundred Thousand Dollars (\$1.400,000). It any lesser amount, from Community Preservation Unrestricted Fund Reserves, and Three Hundred Fully Thousand Dollars (\$380,000), or any lesser amount, from Community Preservation Affordable Housing Reserves, to be expended, under the direction of the Community Preservation Communities (CPC) consistent with the Community Preservation Act for the purpose of purchasing land and developing supportive housing units next to Plantation apartments on a property shown as Parcel 10 on Map 1. Their the Assessors Maps of the Town of Stow, and for the expansion of Pilot Grove apartments on a portion of the land shown as Parcel 3 on Map R-17 of the Assessors Maps of the Town of Stow. Funds shall be appropriated as follows.

Actount	Source		Available
S100,000	unrestricted reserves	Associated heats	
\$150,000	Affordable Heasing reserves	Implementation	Immediate
\$200,000	unrestricted reserves	Implementation	lmmediaic
\$550,000	unrestricted reserves	implementation:	January 1, 2011
\$550,000	unrestricted reserves	Implementation	January I. 2012

"Source" refers to the specific Community Preservation fund account to be transferred from, as listed above "Available" is when the funds shall be transferred to the project account from the source account "Associated costs" purpose shall mean funds for appraisal, legal, and other due diligence and associated administrative costs. "Implementation" purpose shall mean funds used to purchase or fund the purchase of land affordability restrictions in perpetuity in accordance with this article. No implementation Funds shall be expended until necessary permits required for building are issued and sufficient funding for proceeding with the developments is acquired.

Further, to authorize the Board of Scientmen and or Stoy. Municipal Affordable Housing Trast (SMAHT) to enter into such agreements, execute such documents and apply for and accept such public or private grants as may be available to the Town for these purposes; and further, to authorize the CPC to transfer funds when available to the SMAHT as specific grants for the purposes of this article if and when it is in the best interest of the town as determined by the CPC to do so; or take any other action relative thereto.

#### (Community Preservation Commutee)

The Finance Committee recommends approval of this article. This article uses town money in assist in huilding new affordable sentor and family housing next in existing developments. The acticle is worsest so that the town will be purchasing assets (land, deed restrictions) with our money, not giving grains. The funds requested come from dedicated CPA junus that can only be used for certain purpose including community housing, and will not increase the base sate. These units will help with housing needs in the town, and will move the town much closer to the 10% affordable nousing target in shaped 40B of the state laws.

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### ARTICLE - Continuos Apartante. Septembre Heissun magnifict Characteristics.

Mr. Margarettine

Hundred Thousand Dollars (8) stitle 1000 for any lesser amount, from Community Preservation Corresponds of an access amount Three Hundred Fifty Thousand Dollars (8) state of a management of the Edministration for search of a management of a community for search of the Application of the access and the access and the direction of the Community Preservation Representation Communities (CPC) consistent with the Community Preservation Representation of the adjusted of the adjustment of the access of the adjustment and developing composition of the assumption of the access of

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